

SEND TAX NOTICE TO:  
Ruth Ann Martin  
297 Paradise Way  
Wilsonville, Alabama 35186

This instrument was prepared by  
Frank Steele Jones  
Sexton, Cullen & Jones, P.C.  
3021 Lorna Road, Suite 310  
Birmingham, Alabama 35216

WARRANTY DEED

State of Alabama            )  
                                      )       KNOW ALL MEN BY THESE PRESENTS:  
Shelby County        )

2001-07416

That in consideration of **One Hundred Thirteen Thousand Five Hundred and No/100 Dollars (\$113,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Patricia Robert, and husband Daniel Richard Robert** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Ruth Ann Martin, an unmarried woman** (herein referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Mineral and mining rights excepted.


Subject to ad valorem taxes for the year 2001, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

\$107,825.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this **28th** day of **February, 2001**.

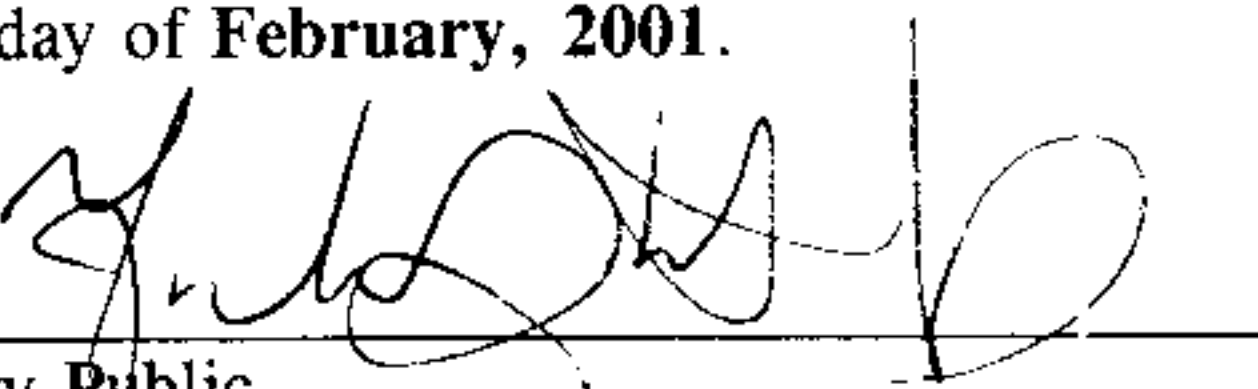
  
Patricia Robert (Seal)

  
Daniel Richard Robert (Seal)

State of Alabama            )  
                                      )       General Acknowledgment  
Jefferson County        )

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Patricia Robert, and husband Daniel Richard Robert**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily as their act on the day the same bears date.

Given under my hand and official seal this **28th** day of **February, 2001**.

  
Notary Public  
My Commission Expires: **3/14/03**

ATTY FILE NO#: **01-1214-40**  
LOAN NO#:       **42. Loan Number**

Inst # **2001-07416**

**03/05/2001-07416**  
**09:39 AM CERTIFIED**  
SHELBY COUNTY JUDGE OF PROBATE  
002 DLH 20.00

EXHIBIT "A"

A parcel of land situated in the S ½ of the SW 1/4 of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the S ½ of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run West along the North line thereof 386.42 feet; to the point of beginning; thence continue along the last described course 285.00 feet; thence 90 degrees left run Southerly 610.38 feet to the Northerly line of a 50 foot easement; thence 90 degrees 02 minutes 42 seconds left run Easterly 285.00 feet; thence 89 degrees 57 minutes 18 seconds left run Northerly 610.16 feet to the point of beginning.

ALSO

50 foot easement for ingress and egress, the centerline of which is more particularly described as follows:

Commence at the Northeast corner of the S ½ of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet; thence 94 degrees 15 minutes 24 seconds right run 606.80 feet to the point of beginning of the centerline of said 50 foot easement, said point being the center of a 50 foot radius bulb being part of said easement; thence 4 degrees 08 minutes 25 seconds left run 1620.96 feet to the Easterly right of way of Hebb Road and the point of ending of said easement.

*Patricia Robert*  
*PR*

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